

property renovate

Live-in reno benefits the final design

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SAMANTHA Kingdom bought her property in Coolum Beach with the intention to renovate, but she was not going to rush in to the process blindly. Samantha conducted extensive pre-renovation research, which included living in the home with her two children to get a better understanding of what she wanted to achieve.

"I wanted time to think about what I was going to do and the various options I had," Samantha said.

"I always had the intention of renovating for profit, so I researched to find out what people were looking for in a property. I also spoke to real estate agents and looked at the property pages to get an idea of what people expected in this price range."

To many, the idea of living in a home while renovating may seem unbearable.

But Samantha decided it was the most cost-effective option and would provide her with greater ownership of the project.

"The renovation was done in five stages. I would renovate one part of the property, then move out of that area and move on to the next area," she said.

"I've done some renovating and building before, so I knew what to expect. Living in the property is obviously cheaper because you don't have to move out and rent somewhere else. I would have saved \$400 a week by deciding to stay.

"Every time I thought about it being inconvenient, I just reminded myself of how much money I was saving.

"Another benefit of living in the property is that you see things on a more regular basis and you are able to make adjustments and tweaks before it's too late."

Samantha called in expert help in the form of Jane Eyles-Bennett from Hotspace Consultants.

Our top 5 tips

JANE EYLES-BENNETT SAYS:

1. Create a modern look by using straight lines in the design of your renovation
2. Give the exterior of your property depth by using contrasting colours and materials
3. Create instant kerb appeal with a great front fence – the first thing people will see
4. Use modern, clean, neutral colours
5. Replace the little things – from light switches and door handles to skirting boards and letterbox numbers. They all add up to make a significant difference

"I heard about Jane through a renovating course I did in Sydney called Renovating for Profit. Jane's help was invaluable. I was able to contact her if I was unsure of what to do, where to spend money or what order to do things in," she said.

"Jane gave me the confidence to put my own stamp on the property. She also helped with styles of fixtures and fittings. We spent quite some time looking at the lounge, dining and living areas; measuring those areas and making sure the layout would be practical, while still looking really good."

On top of cosmetic changes, the renovation included the addition of a pool, 4m deck and glass bi-fold doors. The bathroom was also extended to provide enough space for a bath, something Samantha identified as a selling point for younger families.

Having only recently completed her property in Coolum Beach, Samantha is already looking forward to her next project.

"This is just one of many renovations to come," she said. "I have already spoken to Jane about my next one."

